Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GRMX-22-503

Karen Johnson Davidson County
Batch# 964578 DEEDWARR
01/26/2023 10:02:56 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20230126-0005923

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Kathryn Leigh McCloud
503 Crosswood Court
Nashville, TN 37214-3303

MORTGAGEE
United Wholesale Mortgage, LLC
585 South Blvd. E
Pontiac, MI 48341

SEND TAX BILLS
Mortgagee

MAP-PARCEL:

096-11-0-002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **The Estate of William H. Stanton,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Kathryn L McCloud,** unmarried, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 516, on the Map of Cloverhill Subdivision, Section VIII, as of record in Book 2331, Page 11, Register's Office of Davidson County, Tennessee.

Said Lot No. 516 fronts 30 feet on the easterly end of Crosswood Court and runs back 185.6 feet on the northerly line and 135 feet on the southwesterly line to a dead line, which is a broken line, measuring 160 feet thereon.

Being the same property conveyed to William H. Stanton and wife, Mary Christine Stanton by Warranty Deed from A. H. Johnson Construction Company, Inc., dated May 26, 1955 and recorded May 27, 1955, of record in Book 2401, Page 179, Register's Office of Davidson County, Tennessee.

The said Mary Christine Stanton having died on or about May 16, 2018, leaving William H. Stanton as surviving tenant by the entirety.

The said William H. Stanton having died on or about April 24, 2022, leaving a Last Will and Testament of record in Docket No. 22P942, in the Probate Court for Davidson County, Tennessee at Nashville.

This is the same description as in previous deed of record.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

This is improved property known as **503 Crosswood Court Nashville, TN 37214-3303.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind

ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 23rd day of January, 2023.

The Estate of William H. Stanton

William Houston Stanton, Jr. Co-executor
William Houston Stanton, Jr.
Co-Executor

Teresa Leigh Stanton Jackson co-executor
Teresa Leigh Stanton Jackson
Co-Executor

William Houston Stanton, Jr.

Teresa Leigh Stanton Jackson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Heirs and Beneficiaries of William H. Stanton, deceased, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of January, 2023.

NOTARY PUBLIC

My Commission Expires: 10/12/2024

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $390,000.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of January, 2023.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-24

NOTARY PUBLIC

My Commission Expires: 07/09/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY